

**DRAFT**



**SCOTTSDALE HOUSING BOARD  
One Civic Center 3rd Floor Conference Room  
7447 E. Indian School Road, Scottsdale AZ  
January 11, 2005  
MINUTES**

**PRESENT:** Del Monte Edwards, Chair  
Joseph Priniski, Vice Chair  
Barbara Williams  
Robert Southworth  
Gary Morgan

**STAFF:** Molly Edwards, Housing Resources Manager/Staff Liaison  
Mark Bethel, Community Assistance Manager  
Rob Schweitzer, Section 8 Housing Coordinator  
Justin Boyd, Housing Rehabilitation Coordinator

**CALL TO ORDER**

Chair Edwards called the regular meeting of the Scottsdale Housing Board to order at 5:04 p.m.

**APPROVAL OF MINUTES**

**December 14, 2004 Housing Board.**

Board Member Morgan requested clarification on Page 5 regarding the motion on White Paper No. 3. Board Member Williams explained the motion was because Steve Capobres requested Rich Crystal provides him with all of the white papers and the Board wanted Mr. Capobres to know we oppose White Paper No. 3. Board Member Morgan remarked it is stated vaguely. Chair Edwards suggested amending the minutes to include after the discussion Chair called for the vote.

**Board Member Priniski made a motion to approve the minutes of the December 14, 2004, meeting as amended. Board member Morgan seconded the motion and passed unanimously.**

### **CONFLICT OF INTEREST**

Ms. Edwards introduced Justin Boyd as the new Housing Rehab Coordinator who took over Michele Marshall's position.

Mr. Boyd disclosed the City's Housing Rehabilitation/Emergency Repair Program has received requests for assistance from a relative of a city employee and from a member of the Scottsdale Cultural Council. The City Attorney's office has reviewed both of the requests and has determined that a conflict under state or local law for both of these applicants does not exist. Public disclosure is required before HUD will consider a request for an exception to conflict of interest regulations.

Chair Edwards explained this is for the purpose of public disclosure and a formal recommendation is not required. This is for information purposes and a copy of the minutes would be sent to HUD.

### **PUBLIC HEARING: Presentation of the Housing Choice Voucher (Section 8) 5-Year Plan for FY 2005-2009 and Annual Plan for FY 2005**

Mr. Bethel explained the Section Agency Plan is a comprehensive guide to public housing agency policies, programs operations, and strategies for meeting local housing needs and goals. There are two parts to the Plan: the 5-Year Plan, which each Housing Agency submits to HUD once every 5 years, and the Annual Plan, which is submitted to HUD every year. The document in front of you is the "Streamlined" version of the plan since the Scottsdale Housing Agency administers a "Section 8 Only" Program.

He reported 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 created the public housing agency 5 Year and Annual Plan requirement. Any local, regional or State agency that receives funds to operate Federal public housing or Section 8 tenant-based programs must submit an Agency Plan. With the Creation of the Agency Plan requirement, the law specified both the type of information that should be included in the plan and the steps an Agency must go through to obtain resident and public involvement in the plan. HUD provides a Template for the Annual Plan to ensure that the Housing Agencies are in compliance with QHWRA.

The Scottsdale Housing Agency's 5-Year Plan and Annual Plan for Fiscal Years 2005-2009 will be submitted on the template to fulfill the regulatory requirement for submission in a manner consistent with HUD's regulations. There are not substantial changes to this year's Annual Plan from last year's, the Key Issues continue to be:

- The opting-out of a property that have had long-term assistance through their HUD assisted mortgage: Casa de Amigos (35units)
- The application for new Fair Share allocations when HUD makes them available
- The capacity of current staff to serve additional clients; and
- Resident Advisory Board's participation in updating the Plan

He reviewed the current draft and requested comments.

Mr. Schweitzer provided background information on the Resident Advisory Board. He discussed the role of the Resident Advisory Board in reviewing the plans.

Chair Edwards inquired about the comments made by the Resident Advisory Board. Mr. Bethel replied staff would be happy to report on the responses of the Resident Advisory Board adding the group is meeting tomorrow night.

Board member Williams inquired if the residents on the Resident Advisory Board come from the same section of town. Mr. Schweitzer replied staff tries to make sure the members represent a diverse population.

Chair Edwards stated with regard to Page 8, No. 4 the section on seeking replacement housing lost suggested tweaking that section to mean seek housing units lost to development.

Board Member Morgan inquired if on Page 7 the percentages add up. Mr. Bethel replied probably not because there are other categories that are not listed.

Mr. Bethel provided information on the changes to the occupancy standards done by other housing authorities noting that some families who have historically received enough subsidies for a three bedroom have been reevaluated and the voucher has been taken away and reissued a two bedroom voucher. He noted Scottsdale still has the highest payment standard in the Valley. He further noted that other cities have more families rather than seniors and their clients are large families that need three and four bedroom properties.

Chair Edwards inquired if staff foresees some people migrating to Scottsdale. Mr. Bethel discussed why that probably would not happen.

Board Member Williams inquired if HUD has a bedroom square footage requirement. Mr. Schweitzer replied in the negative noting there is a standard occupancy policy. Mr. Bethel replied we are required to provide reasonable accommodations.

Board Member Priniski inquired if the city has to make policy changes would those changes be brought before the Board for consideration. Mr. Bethel replied in the affirmative there would be a joint meeting with the Housing Board and the Resident Advisory Board.

Board Member Priniski expressed his concerns regarding changes the other cities have made to the occupancy standards and how it would affect Scottsdale. Mr. Bethel replied we are looking at the unintended consequences on a regional basis made by the changes to the occupancy standards because Scottsdale is not willing to absorb that from porting out.

(The record should reflect that there was no public present to comment on the Annual Update of Section 8 Agency Plan.)

Chair Edwards requested the Board to recommend that the City Council Adopt and submit the plan to HUD for the fiscal year beginning July 1, 2005.

**A motion was made by Board Member Williams to recommend to City Council the adoption of the submitted plan to HUD for the fiscal year beginning July 1, 2005. Second by Board Member Priniski and passed unanimously.**

Board Member Williams inquired if the wait list would be opened more than once a year. Mr. Bethel replied the wait list would not be opened for another two or three years. Board Member Priniski expressed his concern that the wait list does not show the true need. Mr. Bethel provided a brief overview on the wait list process and answered questions from the Board on the process. It was noted that there is a lot more programs for the elderly than single mothers and young families.

### **REVIEW OF HOUSING BOARD RETREAT, VISION AND MISSION**

Chair Edwards requested the Board review the retreat and the vision/mission that was created. He inquired when the Bylaw revisions would go to Council. Ms. Edwards replied that the Housing Board has already approved the Bylaw revision with respect to the date of when the elections for Board Chair and Vice Chair take place. The City Code revisions were determined would be presented to the Council as a united front with the Human Services Commission.

Ms. Edwards reported a meeting has been setup with the Chair and the City Council to find out the goals of the Council with respect to housing and the Chair will report to the Board.

Ms. Edwards reported that the Green Building group has a lot of similar aspects and there is a little overlap with regard to revitalization. Chair Edwards commented that revitalization is a hot topic and the Board should make sure we are involved.

Board Member Williams commented on a newspaper article that she read regarding the trend of people buying homes and tearing them down and building very expensive homes noting that this trend is happening all over the Valley. She further commented that the Board should address this trend because their goal is to preserve affordable housing and look at incentives to keep these houses affordable. Ms. Edwards replied that is a very

valid point and the time to strike is now. Chair Edwards noted that he read the same article. He further noted the Board should address this to ensure we don't lose affordable housing stock. Board Member Williams stated she felt this is a discussion that should be addressed by multiple commissions because this is an issue of restructuring the community. Ms. Edwards suggested placing on the Board's next agenda in March the topic of looking at policies for preserving affordable housing whether it is affordable housing incentives for developers or assemblage opportunities.

Board Member Williams reported some communities require if somebody takes units out of a price range they have to pay an additional fee that is placed in a fund for acquiring affordable housing.

Board Member Williams suggested the Board look at the units on Miller and McDowell as a case study to see how that project was put together. She also suggested staff provide the Board with information on how many lots have applied for demo permits. Board Member Morgan stated that he made that request at the last meeting and he was advised that we did not want to do that. Ms. Edwards clarified at the last meeting Board Member Morgan requested information on all upcoming Planning Department housing projects and Board Member Williams is requesting only demo permits in a specific area and that request is manageable. Board Member Morgan stated that he did not propose a scenario he just wanted a discussion. Board Member Williams reiterated that she was asking for a very specific location and only demo permits because that information would be helpful to develop policy on the topic of preserving affordable housing.

(Board Member Williams left at 6:25 p.m.)

Chair Edwards reported that the newspaper article identified areas where this tear downs is happening mostly in the southern area and Arcadia.

Board Member Morgan stated another item he suggested the Board discuss is the Bellevue area as a possible signature project. Ms. Edwards provided information on the current condition of the units in the Bellevue area noting these units are in distress. She reported that very little has been done to maintain these properties and the units are functionally obsolete. Chair Edwards reported that he attended a study group meeting on the ASU technology Center and it was his impression that the intent is that housing won't be there. He further reported that when he sold Real Estate eight years ago his clients felt those units were not worth rehabilitation. Board Member Morgan commented if those units are not worth saving then perhaps it would make sense to have the developer furnish funds for affordable housing in another area as suggested by Board Member Williams.

### **CHAIR'S REPORT**

Chair Edwards reported he would encourage Board members' to attend the ASU working group meetings. Board Member Morgan requested staff email information on the meeting times and locations.

### **STAFF REPORT**

Ms. Edwards reported the first Scottsdale Housing Design Day will be this Saturday at Coronado High School from 9:00 a.m. to 5:00 p.m. The purpose is for residents to bring their design plans and discuss them with an architect, interior designer, or landscape architect. She further reported the Board might want to consider giving awards for the best designs for any future Design Days. Another one is being proposed for Summer 2005.

Mr. Bethel stated at the last meeting the Board requested information on opt out properties. He passed out a list of the opt out properties in Scottsdale. He provided a brief overview of the list. Chair Edwards requested this issue is placed on a future agenda for further discussion.

### **ADJOURNMENT**

**The regular meeting of the Scottsdale Housing Board was adjourned at approximately 7:00 p.m.**

Respectfully Submitted,

"For the Record" Court Reporters